



45/6

BRUNSWICK ROAD
EDINBURGH EH7 5PD

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Property Summary

The subjects of sale comprise a top floor “ through” Victorian flat of immense style and character, which has been newly refurbished to form the most superb city centre home. Internally, this property has been carefully designed and finished to create a home of character which incorporates many fine quality features and finishes. On viewing this property one can immediately appreciate the fine detail which includes chrome and brass switches with matching sockets, tasteful contemporary décor and features which include an original centre rose and corning. The beautifully designed kitchen which is located off the spacious Living/Diningroom has coordinated units with the livingroom colour palette, fitted with brass fixtures, corian worktops and boasts panoramic views to the rear. There is a new fitted hob, oven and fridge with freezer compartment. There are two generous double bedrooms both with deep built-in wardrobes and new fitted carpets. The newly refurbished showerroom has been tastefully completed to include a useful utility area with new washing machine with a corian shelf above.

A gas fired combination central heating boiler serves panelled radiators throughout and an instant domestic supply ensuring comfort and economy, complemented by double glazing. An entryphone security system serves the mutual stairway with a drying green located to the rear.

45 Brunswick Road is located in the Hillside district of the city which commands an excellent central location close to first class amenities. There are a range of specialist shops all located on hand, with the new St James Quarter and Edinburgh’s city centre within close proximity. The nearby tram and regular bus services give easy access to the surrounding areas as far as Edinburgh Airport and the shores of Leith in the opposite direction. There are an abundance of recreational facilities on hand including a Health Club, restaurants, bars, the Playhouse Theatre, Omni centre, St James Quarter and Holyrood Park to name a few.

Features

- Hall
- Living/Diningroom
- Superb fitted Kitchen with appliances and corian worktops
- Two double bedrooms with generous built-in wardrobes
- Luxury showerroom with utility area
- Gas fired combination central heating
- Double glazing
- New fitted bedroom carpets
- Oak laminate flooring
- Entryphone security system
- Mutual rear green
- Designer brass and chrome accents
- EPC Rating: TBC



“A stunning top floor Victorian flat, newly refurbished to form a wonderful, spacious home which boasts panoramic views to the rear across the city skyline”



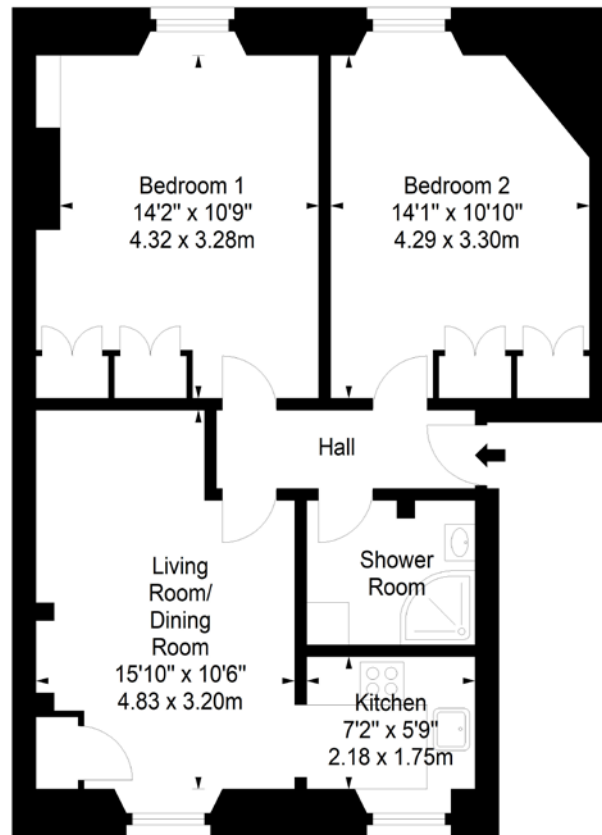




Floorplan



Approx. Gross Internal Area
640 Sq Ft - 59.46 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor

Extras: All fitted carpets, the washing machine, hob, oven and fridge.
EPC Rating: Band C
Council Tax: Currently Band C
Entry: Negotiable
Price: Offers Over £258,000
Viewing: By appointment through Ennova Estate Agents

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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